

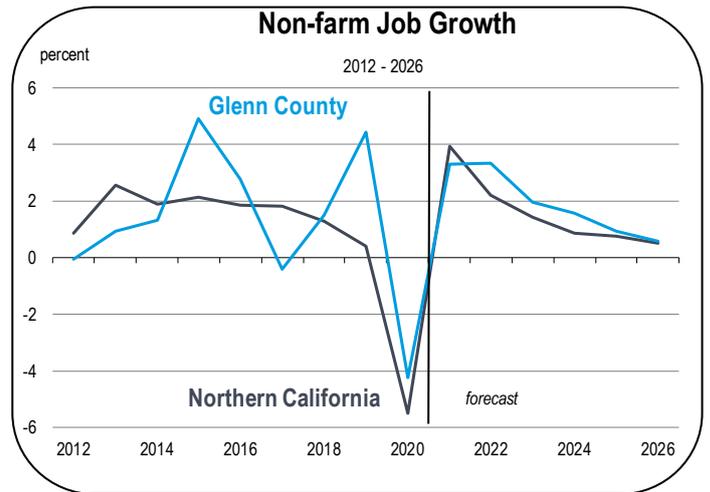
Glenn County Economic Forecast

Forecast Summary

- On an annual average basis, 280 jobs will be restored in Glenn County during 2021, representing more than half of the jobs that were lost in 2020.
- A full labor market recovery is expected in 2022.
- Over the 2021-2026 forecast period, total employment in Glenn County is expected to increase by approximately 900 to 1,000 jobs.
- Government, transportation and warehousing, agriculture, and leisure services will be responsible for most job creation during the forecast period.
- The unemployment rate averaged 8.9 percent in 2020. It is forecast to average 6.3 percent in 2021 and 5.2 percent in 2022.
- The median home price increased by 15 percent in 2020. Home prices are expected to increase by 11 percent in 2021 and 5 percent in 2022.

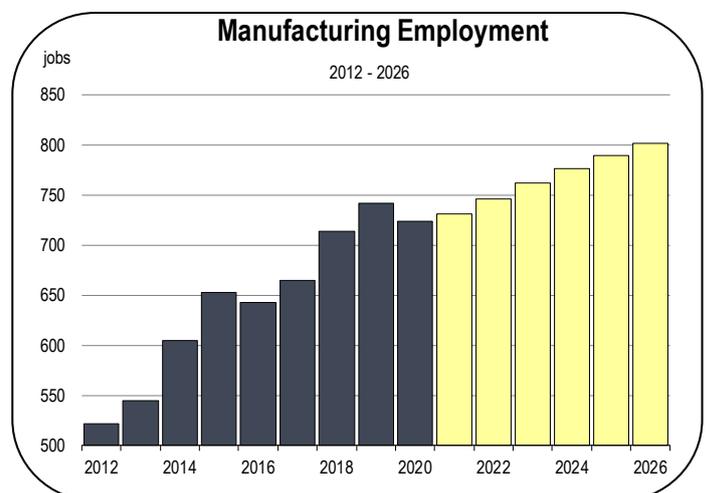
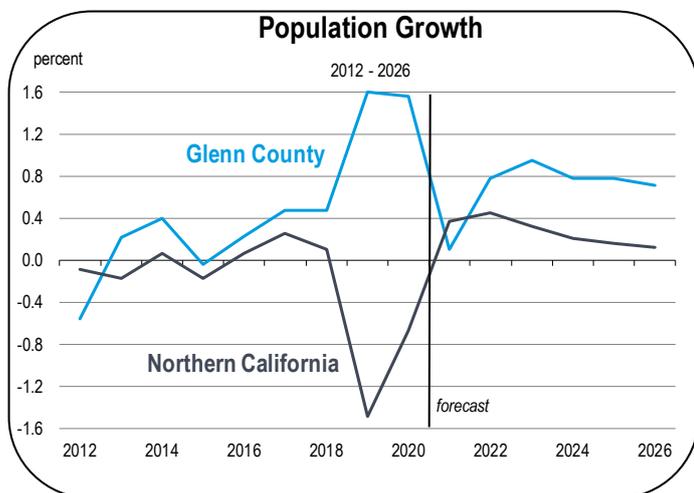
Job Growth

- Total employment in Glenn County will expand by 3.0 percent in 2021 on an annual average basis.
- Growth will remain rapid in 2022 and 2023 but will decelerate sharply thereafter.

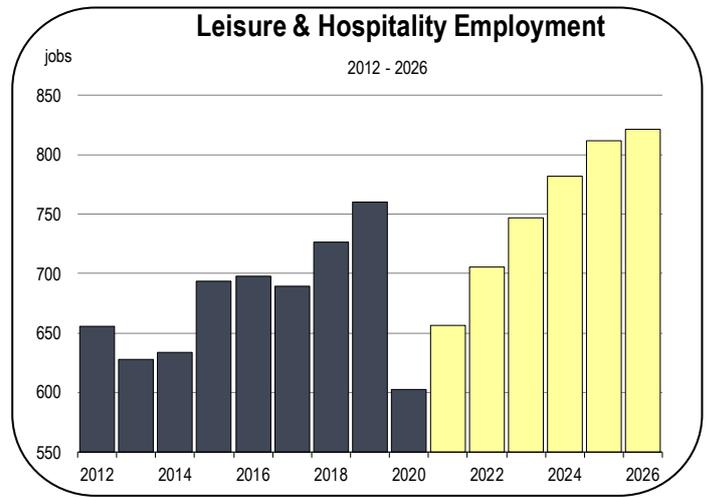
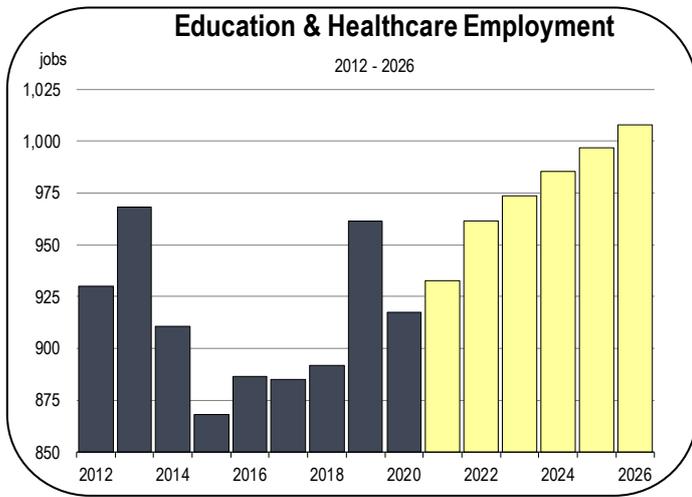


Manufacturing Employment

- Some of the most prominent manufacturing firms in Glenn County are cheese makers.
- Land O' Lakes has a cheese processing plant in Orland that employs 50 to 100 workers, and the Rumiano Cheese Factory employs 100 to 250 workers in Willows.
- The largest employer of manufacturing workers is Johns Manville, which makes construction materials in Willows. It has between 250 and 500 employees.



Glenn County Economic Forecast



Private Education and Healthcare Employment

- Healthcare employment declined in 2020, but positive job growth is expected over the 2021-2026 forecast period.
- The largest employer is Glenn Medical Center, which offers a broad array of medical services, including surgery and laboratory analysis.
- In 2022 and 2023, employee recruitment will be the biggest risk to job growth. Hospitals and other healthcare facilities have struggled to fill open positions during the COVID-19 pandemic. Job creation will partially depend on the willingness and ability of local residents to enter the healthcare workforce.
- There are very few jobs in private educational institutions in Glenn County (public schools are included in the government sector).

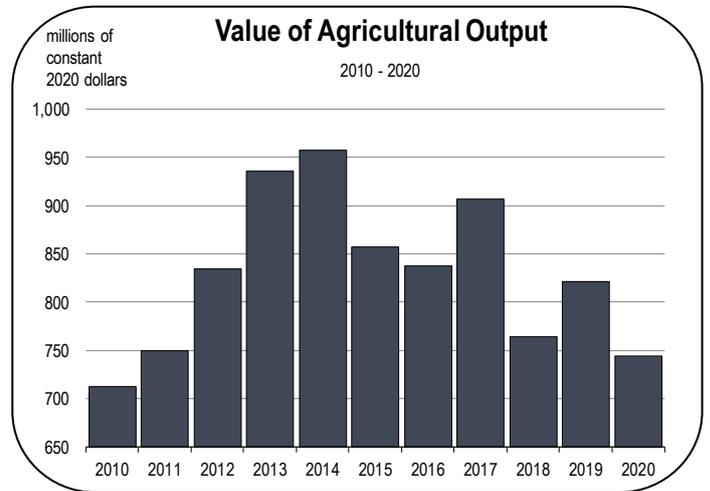
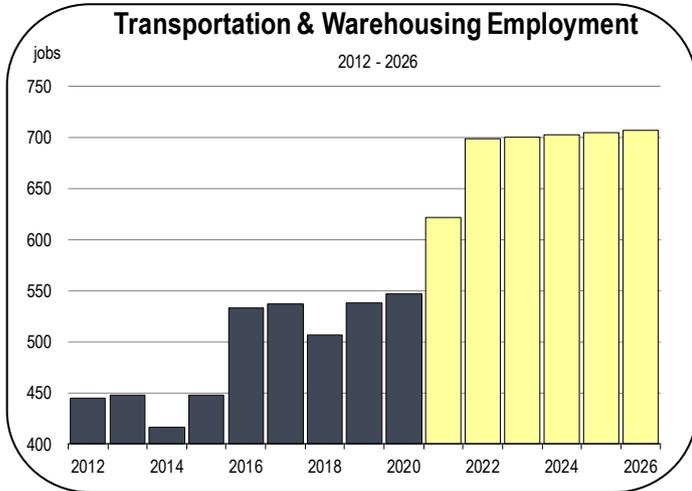
Leisure and Hospitality Employment

- Hotels, restaurants, bars, catering firms, gyms, and other leisure/hospitality organizations were impacted by restricted business conditions more than any other type of company in 2020.
- More than 150 jobs were lost in 2020, a decline of 21 percent.
- A full employment recovery in leisure and hospitality is expected by 2023 or 2024.
- One of the most prominent visitor attractions is Thunderhill Raceway Park, a racetrack that can be rented for private races and events.
- Thunderhill Raceway Park draws tourists from the Sacramento Area, the Bay Area, and other parts of California.



Thunderhill Raceway Park

Glenn County Economic Forecast



Transportation and Warehousing Employment

- Minimal job growth has been observed in transportation and warehousing over the last 5 years, but approximately 150 new jobs will be created by the end of 2022.
- Amazon plans to build a new distribution center in Orland, transforming an empty business park into a full logistics campus.
- The Amazon project is expected to be completed by the end of 2021 and will offer an average salary of up to \$40,000 per year.

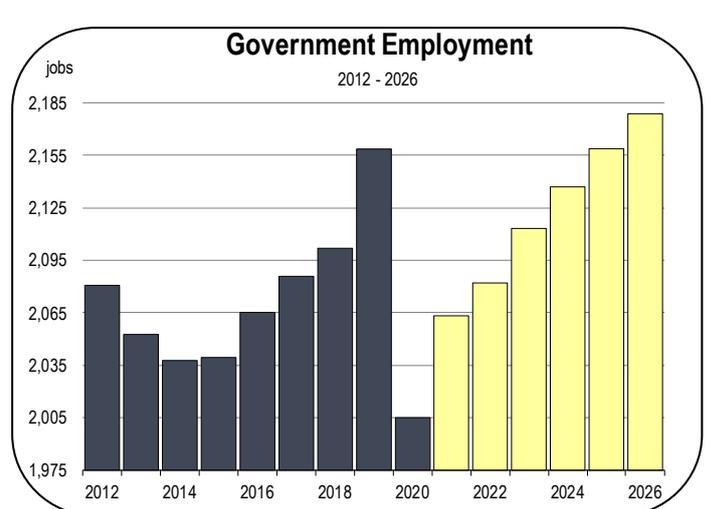
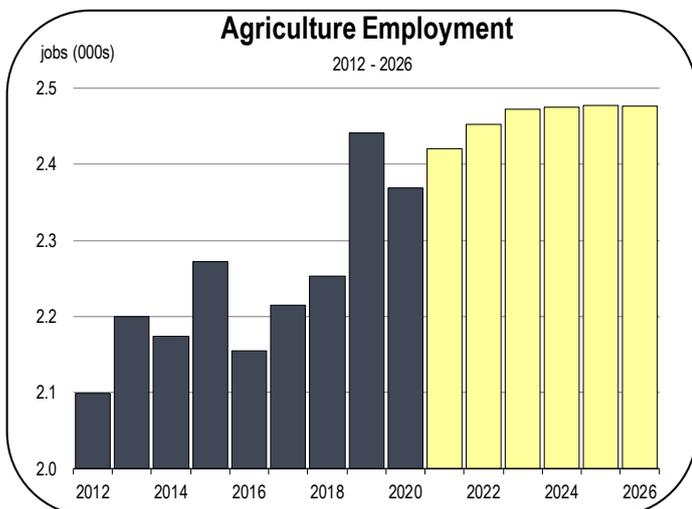
Agriculture Employment

- With more than 2,000 jobs, agriculture is the largest industry in Glenn County.
- The most prominent agricultural commodities in Glenn County are walnuts, almonds, and rice.

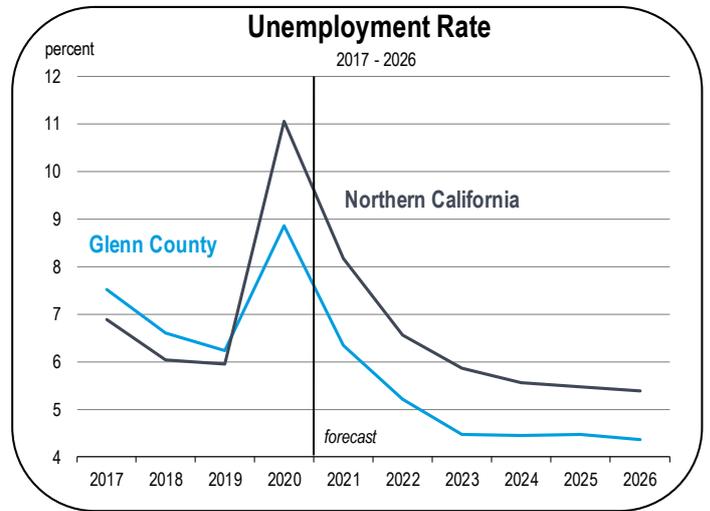
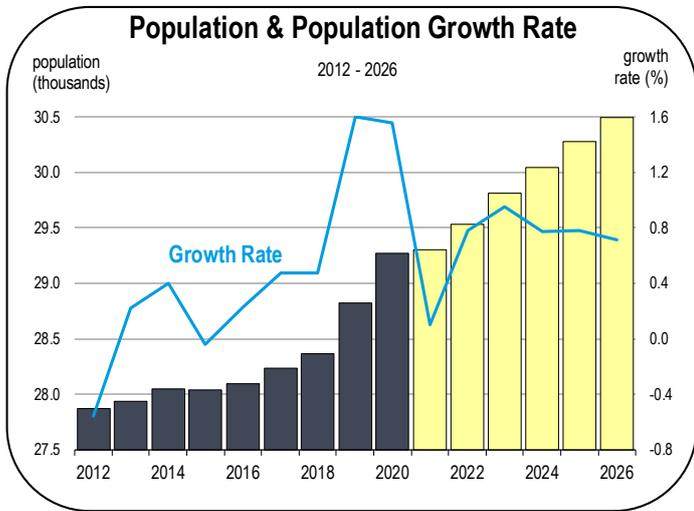
- The almond, walnut, and rice harvests are each valued above \$100 million annually, and a substantial amount of these goods are exported to other states in the U.S. and other nations around the world.
- Agriculture employment declined by approximately 100 jobs during 2020 but is expected to rebound meaningfully in 2021 and 2022.

Government Employment

- The largest government agencies in Glenn County are the local school districts.
- Schools and other government agencies shed approximately 150 jobs in 2020.
- Some of these jobs are expected to be restored in 2021 and 2022 as students return to in-person school schedules, which will bring education jobs back to campus, but a full recovery is several years away.



Glenn County Economic Forecast

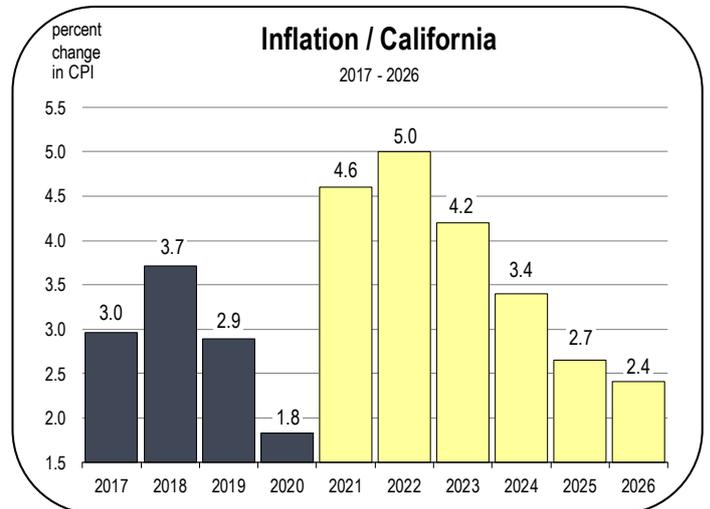
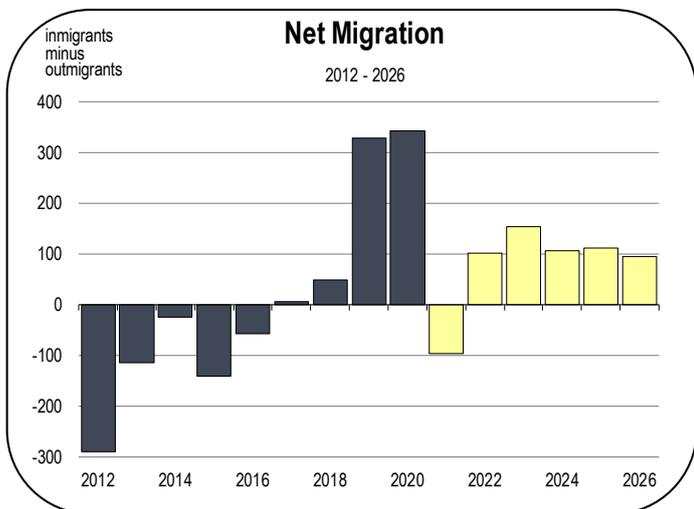


Population Growth

- The Glenn County population is expected to grow more quickly than the Northern California average during the 2021-2026 forecast period.
- During the forecast period, the number of people moving into Glenn County will exceed the number of people moving out, accounting for approximately half of all population growth.
- Births will also outnumber deaths, accounting for the other half of population growth.
- The population will expand at an annual average rate of 0.7 percent per year from 2021 to 2026.
- By 2026, the Glenn County population will approach 30,500 residents.

Unemployment and Inflation Rates

- The unemployment rate in Glenn County averaged 8.9 percent in 2020.
- The unemployment rate is expected to average 6.3 percent in 2021 and 5.2 percent in 2022.
- Inflation decelerated sharply in 2020, largely because energy prices declined when the demand for fuels plunged.
- Inflation soared in 2021 and is expected to remain elevated for several years.
- Over the forecast period, there will be a number of factors that will contribute to high inflation. The most prominent will be:
 - Record levels of spending by consumers and government agencies



Glenn County Economic Forecast

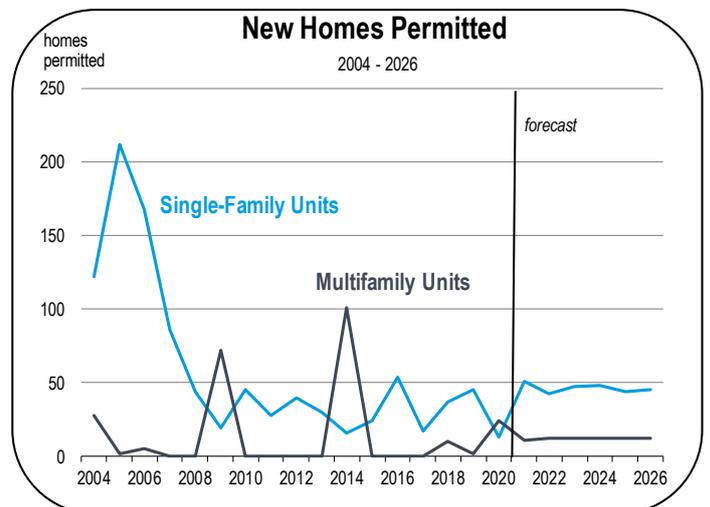
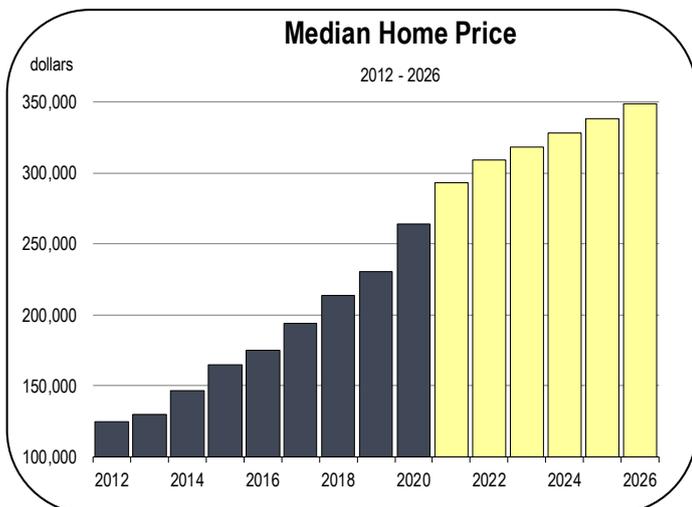


Glenn County Open Space

- Fractures in the global supply chain that raise the cost of production for many businesses
- Sharp increases in the cost of housing and energy
- Labor market recruitment challenges that force companies to raise wages
- Combined, these factors will push inflation to its highest rates in 30 years. Ultimately, it will reduce the purchasing power of households and negatively impact consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will begin to decelerate as supply chains and the labor force are restored by the second half of the forecast period, eventually falling below 3 percent.

Home Prices and New Housing Production

- In 2020 the median home price in Glenn County was \$264,100. The median price is expected to surpass \$300,000 by 2023 and reach almost \$350,000 by 2026.
- Despite recent price increases, homes in Glenn County are much more affordable than homes in many other parts of California.
- In Glenn County, the typical household spends less than 20 percent of its income on housing costs. In Coastal California, households often spend 35-50 percent on mortgage payment or rent.
- From 2015 to 2020, an average of 38 new homes were started per year in Glenn County. Most were single-family homes.
- Housing production is expected to average 55 to 65 units per year from 2021 to 2026, consisting primarily of single-family homes.



Glenn County Economic Forecast

Economic Indicators

2015-2020 History, 2021-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (millions)	Total Taxable Sales (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	28,036	10.1	-140	24	36.2	\$1.1	\$201	\$365	\$168	\$46,659	8.8	\$857	1.4
2016	28,100	10.2	-57	54	37.1	\$1.2	\$230	\$393	\$164	\$47,465	8.4	\$837	2.3
2017	28,234	10.2	7	17	36.9	\$1.2	\$254	\$425	\$171	\$46,476	7.5	\$907	3.0
2018	28,369	10.3	49	47	37.6	\$1.3	\$276	\$455	\$169	\$48,327	6.6	\$764	3.7
2019	28,823	10.4	329	47	38.9	\$1.4	\$295	\$485	\$174	\$49,090	6.2	\$821	2.9
2020	29,272	10.4	343	37	39.3	\$1.4	\$296	\$500	\$183	\$49,199	8.9	\$744	1.8
2021	29,303	10.4	-96	62	39.9	\$1.5	\$305	\$518	\$194	\$50,567	6.3	\$748	4.6
2022	29,532	10.5	102	55	40.4	\$1.5	\$313	\$535	\$199	\$49,519	5.2	\$752	5.0
2023	29,812	10.6	154	60	41.0	\$1.6	\$324	\$554	\$202	\$50,033	4.5	\$755	4.2
2024	30,043	10.6	106	60	41.5	\$1.7	\$334	\$572	\$205	\$50,456	4.4	\$759	3.4
2025	30,277	10.7	112	56	42.0	\$1.7	\$341	\$588	\$209	\$50,819	4.5	\$762	2.7
2026	30,494	10.7	95	57	42.6	\$1.8	\$348	\$604	\$213	\$51,159	4.4	\$766	2.4
2027	30,637	10.8	27	55	43.1	\$1.9	\$356	\$619	\$218	\$51,689	4.3	\$770	2.2
2028	30,795	10.8	44	51	43.6	\$1.9	\$363	\$635	\$222	\$52,144	4.3	\$773	2.3
2029	30,954	10.9	48	52	44.1	\$2.0	\$373	\$655	\$225	\$52,454	4.3	\$777	2.2
2030	31,041	10.9	-19	51	44.5	\$2.1	\$384	\$676	\$229	\$52,886	4.3	\$780	2.2
2031	31,287	11.0	144	49	45.0	\$2.2	\$393	\$694	\$232	\$53,107	4.3	\$784	2.3
2032	31,263	11.0	-117	52	45.5	\$2.2	\$403	\$715	\$235	\$53,601	4.3	\$787	2.2
2033	31,424	11.1	73	43	45.9	\$2.3	\$413	\$735	\$238	\$54,016	4.3	\$791	2.0
2034	31,673	11.1	165	49	46.4	\$2.4	\$423	\$755	\$241	\$54,192	4.3	\$795	2.1
2035	31,775	11.2	22	50	46.8	\$2.4	\$434	\$778	\$244	\$54,591	4.3	\$798	2.1
2036	31,897	11.2	47	44	47.2	\$2.5	\$447	\$804	\$246	\$54,772	4.3	\$802	2.2
2037	31,920	11.3	-48	43	47.6	\$2.6	\$461	\$831	\$248	\$55,068	4.3	\$805	2.2
2038	32,075	11.3	90	39	48.0	\$2.7	\$474	\$857	\$250	\$55,229	4.3	\$809	2.2
2039	32,066	11.4	-69	43	48.4	\$2.8	\$488	\$886	\$252	\$55,528	4.3	\$813	2.2
2040	32,074	11.4	-45	39	48.8	\$2.9	\$502	\$914	\$254	\$55,806	4.3	\$816	2.1
2041	32,036	11.4	-85	40	49.2	\$3.0	\$515	\$941	\$256	\$56,337	4.3	\$820	2.2
2042	32,057	11.5	-20	39	49.5	\$3.0	\$528	\$967	\$259	\$56,757	4.3	\$823	2.1
2043	31,938	11.5	-156	42	49.9	\$3.1	\$541	\$994	\$262	\$57,460	4.3	\$827	2.0
2044	31,843	11.6	-128	37	50.2	\$3.2	\$553	\$1,019	\$265	\$58,207	4.3	\$830	2.2
2045	31,956	11.6	85	39	50.5	\$3.3	\$566	\$1,045	\$267	\$58,505	4.3	\$834	2.2
2046	31,792	11.6	-188	44	50.9	\$3.4	\$580	\$1,074	\$270	\$59,213	4.3	\$838	2.2
2047	31,741	11.7	-73	35	51.2	\$3.5	\$595	\$1,105	\$271	\$59,666	4.3	\$841	2.2
2048	31,833	11.7	71	39	51.5	\$3.6	\$610	\$1,137	\$273	\$59,796	4.3	\$845	2.3
2049	31,889	11.8	35	45	51.8	\$3.7	\$624	\$1,167	\$275	\$60,110	4.3	\$848	2.0
2050	31,981	11.8	73	43	52.0	\$3.8	\$639	\$1,198	\$276	\$60,326	4.3	\$852	2.1

Employment Sectors

2015-2020 History, 2021-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	8,810	2,272	290	653	448	1,162	148	234	0	868	693	2,039
2016	8,870	2,155	287	643	533	1,182	160	263	0	887	698	2,065
2017	8,900	2,214	314	665	537	1,122	161	231	0	885	689	2,086
2018	9,040	2,253	333	713	507	1,132	158	226	0	892	727	2,102
2019	9,530	2,442	360	742	538	1,185	153	233	0	962	760	2,158
2020	9,160	2,368	380	724	547	1,183	150	280	0	918	603	2,005
2021	9,430	2,421	388	731	621	1,183	154	284	0	933	656	2,063
2022	9,700	2,452	399	746	699	1,208	160	286	0	962	706	2,082
2023	9,860	2,472	405	762	700	1,235	164	289	0	974	747	2,113
2024	9,980	2,475	409	776	702	1,256	166	290	0	985	782	2,137
2025	10,050	2,477	412	789	705	1,243	166	292	0	997	812	2,159
2026	10,090	2,476	414	802	707	1,229	164	293	0	1,008	821	2,179
2027	10,140	2,476	415	813	710	1,217	163	295	0	1,019	833	2,197
2028	10,180	2,477	415	824	714	1,205	161	296	0	1,029	841	2,214
2029	10,210	2,481	415	833	717	1,195	159	298	0	1,039	846	2,229
2030	10,250	2,487	415	841	721	1,185	158	299	0	1,049	851	2,243
2031	10,290	2,493	414	849	722	1,184	158	301	0	1,059	856	2,255
2032	10,340	2,499	414	856	728	1,184	159	301	0	1,068	864	2,267
2033	10,380	2,505	414	863	730	1,183	160	303	0	1,077	871	2,277
2034	10,420	2,510	413	869	730	1,182	160	303	0	1,085	878	2,287
2035	10,460	2,514	413	874	734	1,182	160	304	0	1,094	886	2,295
2036	10,490	2,519	413	879	736	1,182	160	305	0	1,102	893	2,303
2037	10,530	2,522	412	883	741	1,182	159	306	0	1,110	901	2,310
2038	10,550	2,525	412	887	743	1,181	158	307	0	1,118	908	2,316
2039	10,590	2,528	411	890	748	1,180	157	308	0	1,125	916	2,322
2040	10,610	2,530	411	893	752	1,179	157	309	0	1,132	924	2,327
2041	10,640	2,532	410	895	758	1,179	156	310	0	1,139	931	2,332
2042	10,670	2,534	409	897	762	1,179	156	311	0	1,146	939	2,336
2043	10,700	2,536	408	899	769	1,179	156	312	0	1,153	946	2,340
2044	10,730	2,537	408	900	775	1,180	155	312	0	1,159	954	2,343
2045	10,750	2,539	408	902	777	1,180	155	313	0	1,166	962	2,346
2046	10,780	2,541	407	903	784	1,180	155	314	0	1,172	970	2,349
2047	10,800	2,543	408	904	789	1,180	155	314	0	1,177	978	2,352
2048	10,820	2,545	407	905	791	1,180	155	315	0	1,183	985	2,354
2049	10,840	2,547	407	905	794	1,180	154	316	0	1,189	993	2,356
2050	10,860	2,548	408	906	796	1,180	154	316	0	1,194	1,001	2,358

Glenn County Economic Forecast

Socioeconomic Indicators

